

**TITLE 11**  
**SIGN REGULATIONS**

***SUBTITLE 1. DEFINITIONS; OVERVIEW***

**§ 11-101. Definitions.**

(a) *In general.*

In this title, the following terms have the meanings indicated.

(b) *Business sign.*

“Business sign” means an accessory sign that directs attention to a business, commodity, service, event, or other activity that is sold, offered, or conducted on the premises on which the sign is located or to which it is affixed.

(c) *Directly illuminated sign.*

(1) *In general.*

“Directly illuminated sign” means a sign designed to emit artificial light directly (or through transparent or translucent material) from a source within the sign.

(2) *Inclusions.*

“Directly illuminated sign” includes:

- (i) a neon or exposed lamp sign; and
- (ii) any illuminated sign that is not effectively shielded as required for an indirectly illuminated sign.

(d) *Free-standing sign.*

“Free-standing sign” means a sign placed on or supported by the ground, independent of the principal structure on the lot.

(e) *General advertising sign.*

“General advertising sign” means any billboard, posterboard, or other sign that directs attention to a business, commodity, service, event, or other activity that is:

- (1) sold, offered, or conducted somewhere other than on the premises on which the sign is located or to which it is affixed; and
- (2) sold, offered, or conducted on the premises only incidentally if at all.

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(f) *Identification sign.*

(1) *In general.*

“Identification sign” means a sign that serves to indicate the name, address, and use of the premises on which the sign is located or to which it is affixed.

(2) *Inclusions.*

“Identification sign” includes a bulletin board of a public, charitable, or religious institution used to display announcements of meetings and activities held on the premises.

(g) *Indirectly illuminated sign.*

“Indirectly illuminated sign” means a sign illuminated with a light that is:

- (1) directed primarily toward the sign; and
- (2) so shielded that no direct rays from the light are visible anywhere other than on the lot where the sign is located.

(h) *Nameplate.*

“Nameplate” means a sign that:

- (1) is affixed flat against a wall of a building; and
- (2) designates only the name or the name and professional (or home) occupation of a person who resides or occupies space in the building.

(i) *Non-illuminated sign.*

“Non-illuminated sign” means a sign that is neither directly nor indirectly illuminated.

(j) *Roof line.*

“Roof line” means:

- (1) the upper edge of any building wall or parapet; or
- (2) in the case of a pitched roof, the mean height level of that roof.

(k) *Roof sign.*

“Roof sign” means a sign that is erected or located on or over the roof or any roof structure of a building.

(l) *Sale or lease sign.*

“Sale or lease sign” means a sign that serves only to indicate, with pertinent information, the availability for sale, auction, lease, or rental of all or part of the lot or building on which the sign is placed.

(m) *Wind sign.*

“Wind sign” means any sign in the nature of a series of banners, flags, or other objects fastened so that they move when subjected to pressure by wind or breeze.

**§ 11-102. Purpose.**

(a) *Need to regulate.*

Signs serve an important function, and reasonable and adequate display of signs is therefore allowed under this title. At the same time, this title recognizes that a definite need exists to regulate the display of signs.

(b) *Limitations and standards.*

(1) This title establishes limitations and standards consistent with the character of the various districts and the uses and activities in those districts.

(2) These limitations and standards are intended to encourage sound practices with respect to size, type, and placement of signs for the purpose of:

- (i) safeguarding and enhancing properties in residential, business, and industrial areas;
- (ii) providing an environment that will promote the growth and development of business in the City;
- (iii) protecting public investment in public buildings, open spaces, and thoroughfares;
- (iv) reducing hazards to motorists and pedestrians on the public ways; and
- (v) promoting the public safety and general welfare.

**§ 11-103. Exemptions from sign regulations.**

This title does not apply to any of the following:

- (1) flags or emblems of a national or political subdivision or of a patriotic, religious, philanthropic, civic, or educational organization;
- (2) governmental signs and lights for control of traffic and other regulatory purposes;
- (3) street signs, ordinary house numbers, “No Parking” signs, and “No Trespassing” signs;

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- (4) railroad-crossing signs, danger signs, and signs of public service companies indicating danger or aids to service or safety;
- (5) official public notices or notices posted by public officers in performance of their duties;
- (6) memorial plaques, cornerstones, and historical tablets; or
- (7) temporary signs in connection with civic non-commercial health, art, safety, and welfare campaigns, but the sponsoring organization must remove them promptly at the conclusion of the campaign.

***SUBTITLE 2. GENERAL REQUIREMENTS***

**§ 11-201. Design and construction.**

The structural design and construction of signs, including their supports, must comply with the applicable requirements of the Building Code of Baltimore City.

**§ 11-202. Projections into public right-of-way.**

Except as otherwise specified in this title, no sign may project beyond the street line into the public way.

**§ 11-203. Computing area.**

*(a) In general.*

The area of a sign is determined by measuring the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem, flag, device, or other figure of similar character, together with any frame or other material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed.

*(b) Excluded areas.*

Necessary supports or uprights on which the sign is placed are not included in the computation.

*(c) Multi-faced signs.*

(1) If a sign has 2 or more faces, the area of all faces is included in determining the area of the sign, except as specified in paragraph (2) of this subsection.

(2) If 2 faces are placed back to back and are nowhere more than 2 feet from one another (excluding necessary supports or uprights), the area of the sign is taken as:

(i) the area of 1 face, if the 2 faces are of equal area; or

(ii) the area of the larger face, if the 2 faces are of unequal area.

*(d) Letters on structures.*

For individual letters placed on a structure, the entire area of the letter, based solely on its stroke, is used in computing the sign area.

**§ 11-204. Computing height.**

The height of a sign is determined by measuring the vertical distance:

(1) from the uppermost point used to measure the area of a sign, as described in § 11-203 {“Computing area”} of this subtitle;

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- (2) to the ground immediately below that point or to the level of the upper surface of the nearest curb of a street or alley, whichever measurement permits the greater elevation of the sign.

### **§ 11-205. Signs not to constitute traffic hazards.**

#### *(a) In general.*

No sign or other advertising structure that is regulated by this article may be erected:

- (1) at any street intersection in a way that might obstruct free and clear vision;
- (2) at any location where, by reason of its position, shape, or color, it might interfere with, obstruct the view of, or be confused with any authorized traffic sign, signal, or device; or
- (3) at any location if it uses the word “Stop”, “Look”, or “Danger”, or any other word, phrase, symbol, or character in a way that might interfere with, mislead, or confuse traffic.

#### *(b) Removal required.*

Any sign that the Zoning Administrator, on the advice of the Director of Public Works, declares to be a traffic hazard must be relocated, rearranged, or removed as the Zoning Administrator directs.

### **§ 11-206. General advertising signs.**

The erection, placement, or construction of new general advertising signs (billboards and posterboards) is prohibited, and the City may not issue permits for these signs.

### **§ 11-207. Alcoholic beverage advertising signs.**

#### *(a) “Licensed premises” defined.*

In this section, “licensed premises” means a premises that operates under an alcoholic beverages license or permit issued under State Code Article 2B.

#### *(b) General prohibition.*

No person may place any sign, poster, placard, device, graphic display, or other item that advertises alcoholic beverages in any publicly visible location, including any outdoor billboard, side of a building, or freestanding signboard.

#### *(c) Exceptions.*

This section does not apply to:

- (1) the placement of signs, including advertisements:

- (i) inside a licensed premises;
  - (ii) on commercial vehicles used for transporting alcoholic beverages; or
  - (iii) in conjunction with a temporary license or a 1-day alcoholic beverages license granted by the Board of License Commissioners;
- (2) any sign that contains the name or slogan of a licensed premises and that has been placed for the purpose of identifying the licensed premises;
  - (3) except for billboards and freestanding signboards, any sign for which Zoning Board approval or a minor privilege permit is required and has been obtained;
  - (4) any sign that refers to beer, wine, liquor, spirits, or other alcoholic beverages solely by way of generic description;
  - (5) any neon or electrically charged sign that is on a licensed premises and has been provided as part of a promotion of a particular brand of alcoholic beverage;
  - (6) any sign on a Maryland Transit Authority vehicle or on a taxicab;
  - (7) any sign on property owned, leased, or operated by the Maryland Stadium Authority;
  - (8) any sign at a facility that operates in accordance with a license issued under § 11-304 of the State Business Regulation Article;
  - (9) any sign on property adjacent to an interstate highway; or
  - (10) any sign located:
    - (i) in a B-4 District;
    - (ii) in an M-3 District, if the sign is more than 1,000 feet from the boundary of any other district that is not a B-4 or M-3 District; or
    - (iii) in an M-3 District, if the sign is more than 500 feet from the boundary of any other district that is not a B-4 or M-3 District and the sign faces away from that other district.

**§ 11-208. Cigarette advertising signs.**

(a) *General prohibition.*

No person may place any sign, poster, placard, device, graphic display, or other item that advertises cigarettes in a publicly visible location, including any outdoor billboard, side of a building, or freestanding signboard.

(b) *Exceptions.*

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This section does not apply to:

- (1) the placement of signs, including advertisements:
  - (i) inside any premises used by the holder of a cigarette business license issued under Title 16 of the State Business Regulation Article; or
  - (ii) on commercial vehicles used for transporting cigarettes;
- (2) any sign that contains the name or slogan of the premises used by a holder of a cigarette business license and that has been placed for the purpose of identifying the premises;
- (3) except for billboards and freestanding signboards, any sign for which Zoning Board approval or a minor privilege permit is required and has been obtained;
- (4) any sign that refers to cigarettes solely by way of a generic description;
- (5) any neon or electrically charged sign that is on premises used by a holder of a cigarette business license and that has been provided as part of a promotion of a particular brand of cigarettes;
- (6) any sign on a Maryland Transit Authority vehicle or on a taxicab;
- (7) any sign on property owned, leased, or operated by the Maryland Stadium Authority;
- (8) any sign at a facility that operates under a horse racing license issued under Title 11 of the State Business Regulation Article;
- (9) any sign on property adjacent to an interstate highway; or
- (10) any sign located:
  - (i) in a B-4 District;
  - (ii) in an M-3 District, if the sign is more than 1,000 feet from the boundary of any other district that is not a B-4 or M-3 District; or
  - (iii) in an M-3 District, if the sign is more than 500 feet from the boundary of any other district that is not a B-4 or M-3 District and the sign faces away from that other district.

### **§ 11-209. Permitted text.**

Any sign allowed under this article may contain, in place of any other copy, any otherwise lawful noncommercial message that:

- (1) does not direct attention to a business operated for profit or to a commodity or service for sale; and



(2) complies with all other requirements of this article.

**§ 11-210. Title does not permit what is otherwise prohibited.**

Nothing in this title permits any sign or any use of property that is otherwise prohibited by this article or by any other law.

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***SUBTITLE 3. SIGNS IN RESIDENCE AND OFFICE-RESIDENCE DISTRICTS***

***PART I. SCOPE OF SUBTITLE***

**§ 11-301. Compliance required.**

In addition to the requirements of Subtitle 2 of this title, signs in Residence and Office-Residence Districts must comply with the requirements of this subtitle.

**§§ 11-302 to 11-303. {Reserved}**

***PART II. PROHIBITED SIGNS***

**§ 11-304. In general.**

The following types of signs are prohibited in Residence and Office-Residence Districts.

**§ 11-305. Moving or flashing, etc., signs.**

No sign may have or consist of:

- (1) any moving, rotating, or otherwise animated part; or
- (2) if otherwise permitted to be illuminated, any flashing, blinking, fluctuating, or otherwise animated light.

**§ 11-306. Roof, wind, and general advertising signs.**

No roof sign, wind sign, or general advertising sign is permitted.

**§ 11-307. Extension above roof line.**

No sign may extend above the roof line of a building to which it is attached.

**§§ 11-308 to 11-310. {Reserved}**

***PART III. REGULATED SIGNS***

**§ 11-311. In general.**

The following types of signs are allowed in Residence and Office-Residence Districts, subject to the limitations prescribed for them.

**§ 11-312. Sale, lease, and sold signs — apartment hotels, 20-or-more-unit dwellings, and non-residential buildings.**

- (a) *Sign allowed.*

For apartment hotels, buildings containing 20 or more dwelling units, and non-residential

buildings, 1 non-illuminated sale, lease, or sold sign is allowed.

(b) *Limitations.*

The sign may not:

- (1) exceed 36 square feet;
- (2) if free-standing, be more than 8 feet high;
- (3) if attached to a building, extend above the roof line; or
- (4) be displayed for more than 7 days after the leasing of the premises to which the sign pertains or after the transfer of title to the premises on which the sign is erected.

**§ 11-313. Sale, lease, and sold signs — single-family dwellings, 19-or-fewer-unit dwellings, and unimproved lots.**

(a) *Sign allowed.*

For single-family dwellings, buildings containing 19 or fewer dwelling units, and unimproved lots, 1 non-illuminated sale, lease, or sold sign for each street frontage of the lot is allowed.

(b) *Limitations.*

The sign may not:

- (1) exceed 6 square feet;
- (2) be more than 6 feet high; or
- (3) be displayed for more than 7 days after the leasing of the premises to which the sign pertains or after the transfer of title to the premises on which the sign is erected.

**§ 11-314. Temporary construction signs.**

(a) *Signs allowed.*

Temporary non-illuminated construction signs of persons connected with work on buildings under active construction or alteration, indicating their names and information pertinent to the project, are allowed.

(b) *Limitations.*

These signs may not:

- (1) exceed a combined area for all signs of 36 square feet for each street frontage; or
- (2) be more than 16 feet high each.

**§ 11-315. Temporary subdivision or Planned Unit Development signs.**

(a) *Signs allowed.*

Temporary non-illuminated or indirectly illuminated subdivision development and Planned Unit Development signs, indicating the names and information pertinent to the project, are allowed.

(b) *Limitations.*

These signs may not:

- (1) exceed a combined area for all signs of 100 square feet for the project; or
- (2) be more than 20 feet high each.

**§ 11-316. Nameplates.**

(a) *Sign allowed.*

1 non-illuminated or indirectly illuminated nameplate is allowed for each street frontage of the lot.

(b) *Limitations.*

The sign may not:

- (1) be more than 12 feet high; or
- (2) exceed:
  - (i) for apartment hotels, buildings containing 20 or more dwelling units, and non-residential buildings, 9 square feet; or
  - (ii) for all others, 1 square foot.

**§ 11-317. Parking access signs.**

(a) *Signs allowed.*

1 non-illuminated or indirectly illuminated sign, indicating the entrance to or exit from an open off-street parking area or off-street parking garage, is allowed for each street frontage of the lot.

(b) *Limitations.*

The sign may not:

- (1) exceed 4 square feet;
- (2) be more than 20 feet high; or

- (3) project more than 18 inches across a street line.

**§ 11-318. Identification signs — neighborhood.**

(a) *Signs allowed.*

Non-illuminated or indirectly illuminated identification signs, indicating the name of a neighborhood, are allowed.

(b) *Limitations.*

These signs may not:

- (1) exceed 20 square feet each;
- (2) be more than 6 feet high; or
- (3) exceed 2 signs per neighborhood.

**§ 11-319. Identification signs — 20-or-more-unit dwellings and non-residential buildings in R-1 to R-8 Districts.**

(a) *Signs allowed.*

For buildings containing 20 or more dwelling units and non-residential buildings in R-1 through and including R-8 Districts, 1 non-illuminated or indirectly illuminated identification sign is allowed for each street frontage.

(b) *Limitations.*

These signs may not:

- (1) exceed:
  - (i) 18 square feet, or
  - (ii) if directly illuminated, 12 square feet; or
- (2) be more than :
  - (i) if free-standing, 6 feet high; or
  - (ii) if attached to a building, 16 feet high.

**§ 11-320. Identification signs — apartment hotels, 20-or-more-unit dwellings, and non-residential buildings in R-9, R-10, and O-R Districts.**

(a) *Signs allowed.*

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For apartment hotels, buildings containing 20 or more dwelling units, and non-residential buildings in R-9, R-10, and O-R Districts, 1 non-illuminated or indirectly illuminated identification sign is allowed for each street frontage.

(b) *Limitations.*

These signs may not:

(1) exceed:

(i) 36 square feet; or

(ii) if directly illuminated, 24 square feet;

(2) if free-standing, be more than of 8 feet high;

(3) if attached to a building, extend above the roof line; or

(4) project more than 8 inches across a street line.

***SUBTITLE 4. SIGNS IN BUSINESS AND INDUSTRIAL DISTRICTS***

***PART I. SCOPE OF SUBTITLE***

**§ 11-401. Compliance required.**

In addition to the requirements of Subtitle 2 of this title, signs in Business and Industrial Districts must comply with the requirements of this subtitle.

**§§ 11-402 to 11-403. {Reserved}**

***PART II. PROHIBITED SIGNS***

**§ 11-404. In general.**

The following types of signs are prohibited in Business and Industrial Districts.

**§ 11-405. Flashing, etc., signs.**

(a) *In general.*

Except as specified in subsection (b) of this section, no sign in any Business or Industrial District may have or consist of any flashing, blinking, fluctuating, or otherwise animated light.

(b) *Exception.*

This section does not apply to:

- (1) theater marquees;
- (2) newscast screens; or
- (3) signs that show the time of day, temperature, and weather forecast.

**§ 11-406. General advertising signs in B-1 and M-1 Districts.**

No general advertising sign is permitted in any B-1 or M-1 District.

**§ 11-407. Extension above roof line in B-1, B-2, B-4, and M-1 Districts.**

No sign in any B-1, B-2, B-4, or M-1 District may extend above the roof line of a building to which it is attached.

**§ 11-408. Roof signs in B-1, B-2, B-4, and M-1 Districts.**

No roof sign is permitted in any B-1, B-2, B-4, or M-1 District.

**§ 11-409. Wind signs.**

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No wind sign is permitted in any Business or Industrial District.

### **§ 11-410. Excessive percentage of window area.**

For all windows associated with a commercial use, at least 50% of the window area on each side of a building must be free of signs.

## *PART III. REGULATED SIGNS*

### **§ 11-411. In general.**

The following types of signs are allowed in Business and Industrial Districts, subject to the limitations prescribed for them.

### **§ 11-412. Sale, lease, and sold signs.**

#### *(a) Signs allowed.*

1 non-illuminated or indirectly illuminated sale, lease, or sold sign is allowed for each street frontage of the lot.

#### *(b) Limitations.*

The sign may not:

- (1) exceed 36 square feet;
- (2) if free-standing, be more than 8 feet high; or
- (3) if attached to a building, extend above the roof line.

### **§ 11-413. {Reserved}**

### **§ 11-414. Temporary construction signs.**

#### *(a) Signs allowed.*

Temporary non-illuminated construction signs of persons connected with work on buildings under active construction or alteration, indicating their names and information pertinent to the project, are allowed.

#### *(b) Limitations.*

These signs may not:

- (1) exceed a combined area for all signs of 48 square feet for each street frontage; or
- (2) be more than 20 feet high each.



**§ 11-415. Temporary subdivision or Planned Unit Development signs.***(a) Signs allowed.*

Temporary non-illuminated or indirectly illuminated subdivision development and Planned Unit Development signs, indicating the names and information pertinent to the project, are allowed.

*(b) Limitations.*

These signs may not:

- (1) exceed a combined area for all signs of 180 square feet for the project; or
- (2) be more than 20 feet high each.

**§ 11-416. Nameplates, business signs, and identification signs.**

Non-illuminated or indirectly or directly illuminated nameplates, business signs, and identification signs are allowed as follows:

<i>District</i>	<i>Area Factor<sup>(a)</sup></i>	<i>Projection<sup>(b)</sup></i>	<i>Height extension above roof line when attached to building</i>	<i>Height for free-standing<sup>(e)</sup> g</i>
B-1	2	1 ft.	none	24 ft. <sup>(f) (h)</sup>
B-2	3	4 ft. <sup>(c) (d)</sup>	none	36 ft. <sup>(g)</sup>
B-3	3	4 ft. <sup>(c) (d)</sup>	10 ft.	36 ft. <sup>(f)</sup>
B-4	4	1 ft. <sup>(c) (d)</sup>	none	36 ft. <sup>(g)</sup>
B-5	5	4 ft. <sup>(c) (d)</sup>	20 ft.	36 ft. <sup>(g)</sup>
M-1	2	1 ft.	none	24 ft. <sup>(f)</sup>
M-2	3	4 ft. <sup>(c) (d)</sup>	20 ft.	36 ft. <sup>(g)</sup>
M-3	5	4 ft. <sup>(c) (d)</sup>	20 ft.	40 ft.

<sup>(a)</sup> The total permitted area of all signs is the product in square feet of multiplying the lineal feet of the length of the building facing the front lot line by the area factor. Where the building wall fronts on 2 or more streets, the sign area for each street is computed separately. Also, where a building covers less than 200 square feet of lot area, or a use is operated on the lot without a building, then the total area of all signs may not exceed an area factor of 1 for each foot of street frontage, computed separately for each street on which the lot adjoins. In no case may signs permitted under this section exceed a combined area of 500 square feet on any lot in B-1 Districts.

<sup>(b)</sup> Maximum projection across a street line.

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- (c) Except a canopy or awning that contains no sign other than an identification sign that is (i) placed flat against a face of the canopy or awning and (ii) does not extend beyond any edge of the face. Also, except a marquee accessory to a hotel, motel, theater, or convention hall that advertises events scheduled or taking place in the building.
- (d) Except that signs designating public parking facilities may project up to 5 feet across a street line.
- (e) Not to exceed 1 sign for each street frontage of the lot.
- (f) In no case may the sign exceed an area of 80 square feet.
- (g) In no case may the sign exceed an area of 140 square feet.
- (h) Such free standing sign permitted only: (i) as a shopping center identification sign; or (ii) subject to approval by ordinance as a conditional use, for a non-conforming drive-in restaurant, without a drive-through window, but not exceeding 1 free-standing sign with a maximum area of 60 square feet and a maximum height of 16 feet.

### **§ 11-417. Parking access signs.**

#### (a) *Signs allowed.*

1 non-illuminated or indirectly or directly illuminated sign, indicating the entrance to or exit from an open off-street parking area or off-street parking garage, is allowed for each street frontage of the lot.

#### (b) *Limitations.*

The sign may not:

- (1) exceed 12 square feet;
- (2) be more than 24 feet high; or
- (3) project more than 3 feet across a street line.

### **§§ 11-418 to 11-419. {Reserved}**

## *PART IV. SPECIAL STANDARDS*

### **§ 11-420. Gasoline service stations.**

#### (a) *In general.*

For gasoline service stations, only the following business and identification signs are permitted, subject to the standards in this section and to all other requirements of this title.

#### (b) *Oil company sign.*

- (1) 1 non-illuminated or indirectly or directly illuminated free-standing oil company sign is allowed.

(2) The sign may not:

(i) exceed 80 square feet;

(ii) be higher than the maximum height permitted for free-standing signs in the district in which it is located; or

(iii) project more than 18 inches across a street line.

(c) *Other incidental signs.*

(1) Other non-illuminated or indirectly or directly illuminated permanent and temporary signs, customarily incidental to service station use (but not including wind signs), are allowed.

(2) These signs may not:

(i) exceed a combined area for all signs of 80 square feet for the premises;

(ii) if attached to a building, extend above the roof line; or

(iii) in any case, project beyond any street line.

**§ 11-421. Adult entertainment, adult book or video stores, peep shows.**

(a) *In general.*

The following business and identification signs are prohibited for adult-entertainment businesses, adult book or video stores, and peep show establishments.

(b) *Neon lights.*

Neon lights that depict any adult entertainment are prohibited.

(c) *Posters, etc.*

Posters, photographs, sketches, painted or laminated signs, or similar materials that are displayed on the exterior of the building or in windows and that depict or illustrate adult entertainment are prohibited.

(d) *Free-standing signs.*

Free-standing signs that are on or adjacent to the premises and that identify or advertise the business are prohibited.

**§ 11-422. Consolidated display areas for store fronts.**

(a) *Owner to designate consolidated areas.*

The owner or operator of a business premises, other than a gasoline service station, must designate to the Zoning Administrator consolidated area(s) on which all signs for the premises will

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be located.

(b) *Maximum square footage.*

The consolidated area(s) may not exceed the square footage permitted for all signs, less the total area used by any identification sign or nameplate.

(c) *Permit required for each area.*

(1) A permit is required for each consolidated area.

(2) The permit application must:

(i) be made on a 1-time basis for each area;

(ii) include descriptions or drawings of the consolidated display area(s); and

(iii) comply with any other requirements that the Zoning Administrator sets.

(d) *Continued compliance required.*

Failure to maintain the consolidated areas in conformity with approved descriptions or drawings causes the permit to terminate.

### **§ 11-423. Conditional use signs.**

(a) *In general.*

The following types of non-illuminated or indirectly or directly illuminated signs may be authorized by the Board as conditional uses in the districts indicated, subject to:

(1) the guides and standards set forth in Title 14 {"Conditional Uses"} of this article; and

(2) the limitations set forth in this section.

(b) *Roof signs.*

A roof sign may be authorized as a conditional use in B-3, B-5, M-2, and M-3 Districts if:

(1) the sign is a business or identification sign; and

(2) the sign is located on the side of a roof structure that forms a backdrop for it.

***SUBTITLE 5. NONCONFORMANCE***

***PART I. NONCONFORMING SIGNS***

**§ 11-501. In general.**

Signs that were lawful when erected but no longer conform to the requirements of this article must comply with the following regulations.

**§ 11-502. Permitted alterations, replacements, relocations, etc.**

Any nonconforming sign may be structurally altered, reconstructed, replaced, or relocated, as long as the alteration, reconstruction, replacement, or relocation does not result in:

- (1) an increase in the area or any dimension of the sign;
- (2) an increase in the degree of illumination of the sign;
- (3) the addition or retention of:
  - (i) any moving, rotating, or otherwise animated part; or
  - (ii) any flashing, blinking, fluctuating, or otherwise animated light; or
- (4) any other increase in the degree of the sign's nonconformity.

**§ 11-503. Termination of nonconforming general advertising signs.**

**(a) *In general.***

In all Residence, Office-Residence, and B-1 Districts, a nonconforming general advertising sign:

- (1) may be continued for 5 years after the date on which the sign became nonconforming; and
- (2) except only as specified in subsection (b) of this section, must be removed before the end of that period.

**(b) *Near expressway.***

A preexisting general advertising sign that became nonconforming solely because of the enactment of § 11-206(c) {"Signs near expressways: Along Interstate within 1,500 ft. of another"} of this title may be continued.

**§ 11-504. Termination of nonconforming business and identification signs.**

**(a) *Residence and Office-Residence Districts.***

In all Residence and Office-Residence Districts, a nonconforming business or identification sign:

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- (1) may be continued for 5 years after the date on which the sign became nonconforming; and
- (2) before the end of that period, must be:

- (i) removed;
- (ii) altered or converted to a sign permitted in the district in which it is located; or
- (iii) altered or converted to an identification sign that conforms to the requirements of Part II of this subtitle.

### (b) *B-1 and M-1 Districts.*

In all B-1 and M-1 Districts, a nonconforming business or identification sign:

- (1) may be continued for 5 years after the date on which the sign became nonconforming; and
- (2) before the end of that period, must be:

- (i) removed; or
- (ii) altered or converted to a sign permitted in the district in which it is located.

### **§ 11-505. Adult entertainment, adult book or video stores, peep shows.**

Any nonconforming sign used in connection with an adult-entertainment business, adult book or video store, or peep show establishment:

- (1) may be continued for 3 years after the date on which that sign became nonconforming; and
- (2) before the end of that period must be:

- (i) removed; or
- (ii) altered or converted to a sign permitted in the district in which it is located.

### **§ 11-506. Nonconforming general advertising signs.**

#### (a) *In general.*

This section applies to each application for change in a nonconforming general advertising sign.

#### (b) *Required conditions.*

The Board must find, and require as conditions of approval, that:

- (1) the sign conforms to its original approvals as granted by the Board;
- (2) neither the height nor size of the sign may be increased; and

(3) the sign may not be relocated by more than 10 feet from its approved location.

(c) *Prohibited changes.*

The Board may not authorize:

- (1) internally illuminated box signs;
- (2) neon signs;
- (3) trivision signs; or
- (4) fluctuating signs, other than for time or temperature.

(d) *Change in structure.*

The Board may approve a change in structure.

**§11-507. {Reserved}**

*PART II. SIGNS FOR NONCONFORMING USES*

**§ 11-508. In general.**

In Residence and Office-Residence Districts, business or identification signs for uses that are nonconforming under the provisions of this article must comply with the following regulations.

**§ 11-509. Business and identification signs.**

(a) *In general.*

1 non-illuminated or indirectly or directly illuminated business or identification sign is allowed for each street frontage for each building devoted to a nonconforming use, subject to the limitations of this section.

(b) *Location.*

The sign must be located flat against the wall of the building and may not project more than 1 foot from that wall.

(c) *Maximum size.*

The area of the sign may not exceed whichever of the following is the least:

- (1) a factor of 1 times the lineal feet of the length of the building facing the front lot line;
- (2) 30 square feet; or

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(3) the total area of all signs that now lawfully exist.

(d) *Maximum height.*

The sign may not be more than 15 feet high.

(e) *Moving, flashing, etc., parts or lights prohibited.*

The sign may not have or consist of:

(1) any moving, rotating, or otherwise animated part; or

(2) if otherwise permitted to be illuminated, any flashing, blinking, fluctuating, or otherwise animated light.

(f) *Duration.*

The sign may be displayed only during the life of the nonconforming use.

**§ 11-510. Gasoline service stations.**

(a) *In general.*

For nonconforming gasoline service stations, only the following business or identification signs are permitted, subject to the standards in this section and all other requirements of this article.

(b) *Oil company sign.*

(1) 1 non-illuminated or indirectly or directly illuminated free-standing oil company sign is allowed.

(2) The sign may not:

(i) exceed 64 square feet;

(ii) be more than 20 feet high; or

(iii) project more than 1 foot across a street line.

(c) *Other incidental signs.*

(1) Other non-illuminated or indirectly or directly illuminated business or identification signs, customarily incidental to the service station use (but not including wind signs), are allowed.

(2) These signs may not:

(i) exceed a combined area for all signs of 64 square feet for the premises;

(ii) if attached to a building, extend above the roof line; or



(iii) in any case, project beyond any street line.